

020.A

0002

02020.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

415,800 / 415,800

USE VALUE:

415,800 / 415,800

ASSESSED:

415,800 / 415,800



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HAMILTON RD, ARLINGTON

## OWNERSHIP

Owner 1:	OBRIEN HAYLEY E	Unit #:	202
Owner 2:			
Owner 3:			
Street 1:	20 HAMILTON ROAD #202		
Street 2:			

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER			
Owner 1:	HOSTA JANET S -		
Owner 2:	-		
Street 1:	20 HAMILTON ROAD #202		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION			
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 897 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS			
Item	Code	Description	%
Z	R6	APTS LOW	
		water	
o		Sewer	
n		Electri	
Census:		Exempt	
Flood Haz:			
D		Topo	
s		Street	
t		Gas:	

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6047																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	415,800			415,800		
							145097
							GIS Ref
							GIS Ref
							Insp Date
							12/13/17

PREVIOUS ASSESSMENT								Parcel ID	020.A-0002-0202.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	404,000	0	.	.	404,000	404,000	Year End Roll	12/18/2019
2019	102	FV	379,600	0	.	.	379,600	379,600	Year End Roll	1/3/2019
2018	102	FV	313,900	0	.	.	313,900	313,900	Year End Roll	12/20/2017
2017	102	FV	291,900	0	.	.	291,900	291,900	Year End Roll	1/3/2017
2016	102	FV	291,900	0	.	.	291,900	291,900	Year End	1/4/2016
2015	102	FV	263,900	0	.	.	263,900	263,900	Year End Roll	12/11/2014
2014	102	FV	253,700	0	.	.	253,700	253,700	Year End Roll	12/16/2013
2013	102	FV	253,700	0	.	.	253,700	253,700		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HOSTA JANET S,	68552-504		12/8/2016		423,500	No	No	
	20070-03		9/1/1989		149,500	No	No	Y

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/9/2007	92	Redo Bat	8,500						12/13/2017	Measured	DGM	D Mann											
									5/6/2000		197	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Very Good	643-1542, Building Number 20.															
Sty Ht:	1 - 1 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	3 - Brick or Stone			A 3QBth:		Rating:																	
Frame:	2 - Steel			1/2 Bath:		Rating:																	
Prime Wall:	7 - Brick			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	4 - Flat			<b>OTHER FEATURES</b>																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																
Color:	BRICK			A Kits:		Rating:																	
View / Desir:	R - REAR			Frl:		Rating:																	
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																	
Grade:	C - Average			<b>CONDOS INFORMATION</b>																			
Year Blt:	1985	Eff Yr Blt:		Location:	R - Rear																		
Alt LUC:		Alt %:		Total Units:																			
Jurisdict:		Fact:	.	Floor:	2 - 2nd Floor																		
Const Mod:				% Own:	0.762099981																		
Lump Sum Adj:				Name:	35 - 6050																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	20.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	4	2	0										
Sec Int Wall:		%		Economic:			%	Additions:															
Partition:	T - Typical			Special:			%	Kitchen:															
Prim Floors:	4 - Carpet			Override:			%	Baths:															
Sec Floors:		%		Total:	20.4	%		Plumbing:															
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:															
Subfloor:				Basic \$ / SQ:	320.00			Heating:															
Bsmnt Gar:				Size Adj.:	1.16889632			General:															
Electric:	3 - Typical			Const Adj.:	1.04957998			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>											
Insulation:	2 - Typical			Adj \$ / SQ:	392.592			Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>										
Int vs Ext:	S			Other Features:	34814								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Heat Fuel:	1 - Oil			Grade Factor:	1.00								GLA	Gross Liv Ar	897	392.590	352,155						
Heat Type:	3 - Forced H/W			NBHD Inf:	1.35000002																		
# Heat Sys:				NBHD Mod:																			
% Heated:	100	% AC:	100	LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	522408																		
% Com Wall:		% Sprinkled:		Depreciation:	106571			Juris. Factor:		Before Depr:	530.00												
				Deprecated Total:	415837			Special Features:	0	Val/Su Net:	463.55												
								Final Total:	415800	Val/Su SzAd:	463.55												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:																	
Make:																							
Model:																							
Serial #:																							
Year:																							
Color:																							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 020.A-0002-0202.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:					Total Special Features:								Total:									